
RE: APP Ref no 143164/FO/2025 - Albert Bridge House - Further Highways comments

From [REDACTED]
Date Wed 24/09/2025 11:33
To Angela Leckie [REDACTED]
Cc [REDACTED]

Morning Angela,

I hope you are well. Please see below a response in relation to the loading bay and taxis. Becky has kindly emailed the Design Team earlier this week requesting a response re. the access arrangements. We have requested a response before the end of the week and I will of course send that through as soon as I get anything.

FURTHER HIGHWAYS COMMENTS 24TH SEPTEMBER:

LOADING BAY:

- As per Highways initial comments in July 2025 swept path analysis was requested for the proposed loading bay on St Mary's parsonage.
- As of September 2025 the request swept path analysis is outstanding.
- In terms of Curtins query re. loading bay requirements Highways would be willing to accept a smaller length loading bay. However, justification would be required in terms of why this is requested, evidence provided that the largest required vehicle could access/egress from the loading bay.
 - Please note that loading bays on the adopted highway should be tapered.
- There should be a commitment within the servicing and waste management strategy that no large vehicles associated with the site would use this loading bay.
 - Highways would only accept it as it is noted that waste collection and large servicing vehicles would utilise the internal road.
- The above would also be subject to a S278 detailed design appraisal.

TAXIS:

- As per MCCs DC Highways comments on 4th September it was requested that Curtins engage with MCC Design Team re. the relocation of the taxi bays.
- From MCC DC Highways perspective if the existing number of taxi bays are retained relocation would be acceptable in principle.
 - This is subject to S278 detailed design appraisal.
 - The applicant would be required to fund the changes required to the TRO.
- However, it is requested that Curtins and the applicant continue to discuss the proposals with MCCs Design Team re. impact to the MCC A34 works.

Many thanks,

[REDACTED]

[REDACTED]

Development Control Engineer

Highways Development Control
Neighbourhoods Directorate

Please Note my Working Hours: Mon - Fri 08:00 - 16:00

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Out of Office: Tuesday 30th September

Annual Leave: